

MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC
November 8, 2004

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of the Municipal Building, with Mayor Robert D. Parrott presiding. The meeting was called to order, followed by the invocation by Mayor Robert D. Parrott and the pledge of allegiance to the flag. The following were present.

Mayor Robert D. Parrott
Mayor Pro-Tem Ric Miller
Council Member Mildred A. Council
Council Member Ray Craft
Council Member Pat Dunn
Council Member Rose H. Glover
Council Member Chip Little
Wayne Bowers, City Manager
Wanda T. Elks, City Clerk
David A. Holec, City Attorney

Mayor Parrott introduced and welcomed the new City Manager, Wayne Bowers, who began his employment with the City on October 25.

APPROVAL OF AGENDA

Motion was made by Council Member Dunn and seconded by Council Member Glover to approve the agenda as presented. Motion carried unanimously.

SPECIAL RECOGNITIONS

Mayor Parrott, City Manager Bowers, and Recreation and Parks Director Boyd Lee recognized and congratulated Kelvin Yarrell, a Supervisor for Special Populations for the Greenville Recreation and Parks Department for being one of four national recipients of a scholarship for young ethnic minority professionals working in the recreation and parks field. Mr. Yarrell was recognized by the National Recreation and Parks Association in Reno, Nevada on October 12-15 for his contributions in his local community and his potential as a future leader in the leisure movement.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Planning and Zoning Commission

Council Member Craft requested that the appointments to the Planning and Zoning Commission be continued to December.

Police Community Relations Committee

Mayor Parrott and Mayor Pro-Tem Miller announced that they would like to continue their appointments to the Police Community Relations Committee to December.

Redevelopment Commission

Upon nomination by Mayor Parrott, motion was made by Council Member Little and seconded by Council Member Council to reappoint Don Edwards for a five-year term that expires November 2009. Motion carried unanimously.

Upon nomination by Council Member Craft, motion was made by Council Member Little and seconded by Mayor Pro-Tem Miller to appoint Chris Darden to fill the unexpired term of Mary Chatman, who resigned. The term expires November 2005. Motion carried unanimously.

Sheppard Memorial Library

Motion was made by Council Member Council and seconded by Mayor Pro-Tem Miller to appoint Edna English for a first three-year term expiring October 2007 replacing Tony Parker, who is ineligible for reappointment. Motion carried unanimously.

Task Force on Preservation of Neighborhoods and Housing

Motion was made by Council Member Dunn and seconded by Council Member Council to appoint Brian Billups to fill the slot of renter and ECU Student to replace Brandon Hedrick, who resigned. Motion carried unanimously.

CONSENT AGENDA - APPROVED

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Craft to approve all the items under the consent agenda as listed below. Motion carried unanimously

- (1) Consideration of minutes from the October 11 and October 14, 2004 City Council meetings
- (2) Consideration of various tax refunds

<u>Name</u>	<u>Reason</u>	<u>Amount</u>
Koinonia Christian Ct.	Late application accepted and	
Church Ministries Inc.	exemption approved for 2004	\$ 9,070.35
Shadow Lake Properties	Revaluation adjustment	
DBA Carolina East Mall		\$14,649.73
Ben Gordon Shappley	Prorate taxes on vehicle	
	exemption	\$ 106.14
Greenville Center Partners	Revaluation adjustment	\$ 3,262.23
- (3) Ordinance installing new stop signs at various locations (Ordinance No. 04-136)
- (4) Ordinance establishing a 25 MPH speed limit on the City-maintained sections of Arbor Hills Subdivision (Ordinance No. 04-137)

- (5) Resolution accepting dedication of public rights-of-way and easements (Resolution No. 04-50)
- (6) Consideration of an application for federal assistance under the Economic Development Initiative Special Projects Grant (Contract No. 1368)
- (7) Consideration of authorization to submit a brownfields grant application

ORDINANCE REZONING MARY V. LANGSTON PROPERTY LOCATED BETWEEN THE NORTHERN RIGHT-OF-WAY OF THOMAS LANGSTON ROAD, SOUTHERN RIGHT-OF-WAY OF GREENVILLE BOULEVARD, AND EAST OF PROVIDENCE PLACE, FROM RA-20 TO R6A - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25 and November 1, 2004 setting this time, date and place for a public hearing to consider a request by Mary V. Langston to rezone 21.376 acres located between the northern right-of-way of Thomas Langston Road and the southern right-of-way of Greenville Boulevard, and 430± feet east of Providence Place, from RA-20 to R6A. At its October 19, 2004 meeting, the Planning and Zoning Commission voted to recommend approval of the request.

Mr. Harry Hamilton, City Planner, delineated the property on a map and stated that this request is to rezone 21.376 acres from Residential-Agricultural to Multi-Family Residential. The property is currently zoned RA20 and the Land Use Plan recommends medium density residential. The request is for R6A, which is the highest category for the medium density residential category. Staff anticipates that the site would yield approximately 152 two- and three-bedroom units and at maximum density the site could yield approximately 173 one-, two- and three-bedroom units. At current zoning the site would yield 88 single-family lots. The proposed rezoning would not significantly impact traffic.

Upon being asked about drainage in the area if this property is developed as R6A, Mr. David Brown, City Engineer, stated that he believes that the North Carolina Department of Transportation will address the issue.

Mayor Parrott declared the public hearing open and solicited comments from the audience.

Mr. Mike Baldwin, representing the petitioner, stated that the request is in compliance with the Comprehensive Plan. The increase in traffic would be only 360 trips per day. The developer will probably be required to put turning lanes out there and will have interconnectivity through the property. Drainage concerns expressed at the Planning and Zoning Commission will be addressed and evaluated through the preliminary plat process. The pipe is oversized. One thing the City has put in place recently is new stormwater ordinance. That will help control run-off as well. The developer will be required to do several BMPs (best management practices).

Mr. Joe Dunlap of 3608 Providence Place stated that he previously sent the Council a letter regarding the flooding of this property. Water consistently comes within two to three feet of his house with heavy rains. He is not sure the creek is going to be able to handle the flooding problem. If the City moves too fast in having these properties developed, it could be that it will have unsolved problems before new problems are created.

Council Member Dunn stated that that is a legitimate concern. She would like to think that the City Engineer, in talking with the State, will resolve the issue.

Mayor Pro-Tem Miller stated that the time to address that issue is at the preliminary plat stage, which is when the storm drainage, water, etc. will be addressed. As far as the planning issues that the Council is to consider, it meets the comprehensive plan.

There being no further comments, the public hearing was closed.

Motion was made by Council Member Craft and seconded by Mayor Pro-Tem Miller to adopt the ordinance rezoning 21.376 acres located between the northern right-of-way of Thomas Langston Road and the southern right-of-way of Greenville Boulevard, and 430± feet east of Providence Place, from RA-20 to R6A. Motion carried unanimously. (Ordinance No. 04-138)

ORDINANCE REZONING MACON M. DAIL, JR. PROPERTY LOCATED BETWEEN THE NORTHERN RIGHT-OF-WAY OF THOMAS LANGSTON ROAD AND SOUTHERN RIGHT-OF-WAY OF GREENVILLE BOULEVARD, AND EAST OF PROVIDENCE PLACE, FROM RA20 TO R6S AND R6A - ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25 and November 1, 2004 setting this time, date and place for a public hearing to consider a request by Macon M. Dail, Jr. to rezone 19.87 acres located between the northern right-of-way of Thomas Langston Road and the southern right-of-way of Greenville Boulevard, and 245± feet east of Providence Place, from RA20 to R6S and R6A. The Planning and Zoning Commission voted to recommend approval of the request at its October 19, 2004 meeting.

Mr. Hamilton delineated the property on a map and stated that the request is located to the north of Thomas Langston Road. The property is currently zoned Residential-Agricultural. The Land Use Plan recommends medium density residential. The request for Tract 1 is for R6S, which is a single-family district, and the request for Tract 2 is R6A, which is a multi-family district. Staff anticipates that Tract 1 would yield 77 single-family lots. In its current zone, the tract would yield 63 single-family lots. Staff anticipates that Tract 2 would yield 16 two and three bedroom units and this is based on if the property is developed in conjunction with the Langston property. The proposed rezoning would not significantly impact traffic.

Mayor Parrott declared the public hearing open and solicited comments from the audience.

Mr. Mike Baldwin, representing the petitioner, stated that Swift Creek was the dividing line. It is compatible with the surrounding uses. The people interested in the property plan to develop a single-family subdivision. The request meets the City's criteria. The Planning and Zoning Commission supported the request. It has the same drainage restraints as the other districts. Even though it is single-family, it will have back-flow as well as nitrogen reduction regulations.

Mr. Joe Dunlap stated that he is concerned about the problem of not only his property, but the other homes along the creek that tend to flood. Development of this property may exacerbate that.

There being no further comments, the public hearing was closed.

Motion was made by Council Member Craft and seconded by Council Member Council to adopt the ordinance rezoning 19.87 acres located between the northern right-of-way of Thomas Langston Road and the southern right-of-way of Greenville Boulevard, and 245± feet east of Providence Place, from RA20 to R6S and R6A. Motion carried unanimously. (Ordinance No. 04-139)

ORDINANCE REZONING E. R. LEWIS CONSTRUCTION CO. PROPERTY LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF GREENVILLE BOULEVARD AND SOUTHERN RIGHT-OF-WAY OF OLD PACTOLUS ROAD FROM RA20 TO CH - ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25 and November 1, 2004 setting this time, date and place for a public hearing to consider a request by E. R. Lewis Construction Co. to rezone 50.8375 acres located along the western right-of-way of Greenville Boulevard and the southern right-of-way of Old Pactolus Road from RA20 to CH. At its October 19, 2004 meeting, the Planning and Zoning Commission voted to recommend approval of the request.

Mr. Hamilton delineated the property on a map and stated that this request is to rezone approximately 50 acres from Residential Agricultural to Heavy Commercial. The property is located along Greenville Boulevard and Old Pactolus Road. The property is impacted by the 100- and 500-year floodplain. The Land Use Plan recommends commercial development. Greenville Boulevard is considered a connector corridor from Fourteenth Street to Highway 264 Bypass and the proposed rezoning would not significantly impact traffic. The property to the south is in a floodway and cannot be developed. It is in compliance with the Comprehensive Plan.

Mayor Parrott declared the public hearing open and solicited comments from the audience.

Mr. Ken Malpass, representing the petitioner, stated that the request is in conformance with the Comprehensive Plan and he is available to answer questions.

There being no questions or further comments, the public hearing was closed.

Motion was made by Council Member Council and seconded by Mayor Pro-Tem Miller to adopt the ordinance rezoning 50.8375 acres located along the western right-of-way of Greenville Boulevard and the southern right-of-way of Old Pactolus Road from RA20 to CH. Motion carried unanimously. (Ordinance No. 04-140)

ORDINANCE REZONING MICHAEL T. AND JUDY D. BOWEN PROPERTY LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF DICKINSON AVENUE AND EAST OF BROMPTON LANE FROM RA20 TO CH - ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25 and November 1, 2004 setting this time, date and place for a public hearing to consider a request by Michael T. and Judy D. Bowen to rezone 0.26 acre located along the northern right-of-way of Dickinson Avenue and 980± feet east of Brompton Lane from RA20 to CH. At its October 19, 2004 meeting, the Planning and Zoning Commission voted to recommend approval of the request.

Mr. Hamilton delineated the property on a map and stated that the land use plan recommends commercial development on this tract. This area is part of a regional focus area and was incorporated into the City's extraterritorial jurisdiction in 1993.

Mayor Parrott declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Council and seconded by Council Member Little to adopt the ordinance rezoning .26 acre located along the northern right-of-way of Dickinson Avenue and 980± feet east of Brompton Lane from RA20 to CH. Motion carried unanimously. (Ordinance No. 04-141)

ORDINANCE ANNEXING CLARK LAND COMPANY PROPERTY (TYSON FARMS, PHASE 1) LOCATED ON THE SOUTH SIDE OF NC HIGHWAY 13 (DICKINSON AVENUE EXTENSION) AND ON EAST SIDE OF NCSR 1135 (WILLIAMS ROAD) - ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25, 2004 setting this time, date and place for a public hearing to consider a request by Clark Land Company to annex Tyson Farms, Phase 1, involving 49.2877 acres located on the south side of NC Highway 13 (Dickinson Avenue Extension) and on the east side of NCSR 1135 (Williams Road). This is a contiguous annexation.

Mr. Merrill Flood, Director of Planning and Community Development, delineated the property on a map and stated that the property is located in Voting District 2. The property is currently vacant, and the proposed use is for single-family development of 106 homes. The current population is 0, and the anticipated population at full development is 232, with 86 being minority.

Mayor Parrott declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Council and seconded by Council Member Little to adopt the ordinance annexing Tyson Farms, Phase 1, involving 49.2877 acres located on the south side of NC Highway 13 (Dickinson Avenue Extension) and on the east side of NCSR 1135 (Williams Road). Motion carried unanimously. (Ordinance No. 04-142)

ORDINANCE REQUESTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AMENDING OR AND CDF DISTRICT TABLE OF USES TO INCLUDE "FAMILY CARE HOME" AS A PERMITTED USE SUBJECT TO THE STANDARD ¼ MILE SPACING REQUIREMENT - ADOPTED

City Manager Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25 and November 1, 2004 setting this time, date and place for a public hearing to consider a request by the Planning and Community Development Department to amend the OR and CDF district table of uses to include "family care home" as a permitted use subject to the standard ¼ mile spacing requirement. The Planning and Zoning Commission voted to recommend approval of the request at its October 19, 2004 meeting.

Mr. Hamilton stated that by State Law, a family care home is a permitted use in all residential districts and that residential districts include districts entitled as "residential districts", and districts which provide for residential use in the district's "purpose statement". Both the OR and CDF districts would meet that test.

City Attorney Holec stated that this amendment would get the City in compliance with State Law.

Mayor Parrott declared the public hearing open and solicited comments from the audience.

Mr. Jim Bengala, who requested this amendment, informed the Council that the change is needed to expand the areas available to provide a place for people with special needs.

There being no further comments, the public hearing was closed.

Motion was made by Council Member Council and seconded by Council Member Craft to adopt the ordinance amending the OR and CDF district table of uses to include "family care home" as a permitted use subject to the standard ¼ mile spacing requirement. Motion carried unanimously. (Ordinance No. 04-143)

RESOLUTION ADOPTING CITY OF GREENVILLE'S HAZARD MITIGATION PLAN UPDATE TO COMPLY WITH NEW FEDERAL AND STATE REQUIREMENTS OF DISASTER MITIGATION ACT OF 2000 - ADOPTED

City Manager Wayne Bowers reported that a notice of public hearing was published in The Daily Reflector on October 25 and November 1, 2004 setting this time, date and place for a public hearing to consider the City of Greenville's Hazard Mitigation Plan Update to comply with new federal and state requirements of the Disaster Mitigation Act of 2000.

Mr. Merrill Flood, Director of Planning and Community Development, stated that as a condition of receiving Hazard Mitigation Grant Awards, the City is required to prepare a Local Hazard Mitigation Plan to document and describe the public process and plan preparation; to identify the different types of hazards and specify new actions that the City will take to reduce its vulnerability to natural hazards, and minimize the impact of hazardous events in the future; to identify activities and methods the City currently implements and continues to support, either in

their current form or a modified form, and speed recovery and redevelopment following future disaster events; to qualify for additional grant funding in the pre-disaster and post-disaster environment; to demonstrate a firm local commitment to hazard mitigation principles; and to comply with both State and Federal legislative requirements for local hazard mitigation plans. Council adopted the original draft of the plan on May 10, 2001, and the plan has now been revised.

Mayor Parrott declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Council Member Little and seconded by Council Member Craft to adopt the resolution adopting the City of Greenville's Hazard Mitigation Plan Update to comply with new federal and state requirements of the Disaster Mitigation Act of 2000. Motion carried unanimously. (Resolution No. 04-51)

BOARDS AND COMMISSIONS PRESENTATIONS

Greenville Utilities Commission

Mr. Ron Elks, Interim General Manager of Greenville Utilities Commission, made the annual presentation to Council on behalf of the Chairman of the Greenville Utilities Commission. He spoke of the growth in the past five years in the number of electrical customers (11 percent increase to 55,000 connections), water customers (10% increase to 29,000 taps serving 70,000 customers), and gas customers (14% increase to 18,000). In 2005, the Utilities Commission will be celebrating its 100th anniversary and there will be many celebrations to commemorate this.

Mr. Elks explained how electrical workers are sent to other areas through mutual aid, this having been done twice in the last hurricane season. He explained the Neighbor-to-Neighbor Program, whereby Greenville Utilities matches other funds donated (up to \$10,000 per year) in order to help people with their utility bills. It is anticipated that this year's contributions may reach \$23,000, part of which were donations in Malcolm Green's memory. He explained the E-300 Program, which has been in existence since 1977. A record number of 293 homes were submitted this year for approval, giving a total of more than 10,000 that have been built to a standard of energy efficiency.

Mr. Elks explained that the employees play a major role in the community, which was recently shown by 80% participation in the United Way Campaign and in participation with the Caring Is Sharing Food Drive. Customer surveys were conducted in 1988, 1991, 1995 and 1998, and they are in the process of conducting another. The results of the surveys have been consistently positive. The Advantage Bill Program for Natural Gas is a voluntary program that helps protect customers from market fluctuation. More than 700 people have elected to participate this year. Many customers have requested to be able to conduct business with Greenville Utilities on-line, so they are working to be able to offer that. They are getting ready to do a pilot test and hope to have it ready by the first of next year.

Mr. Elks further explained that Greenville Utilities has been working on a strategic comprehensive plan—a balanced score card. The administration has listened to the employees

and developed a process to allow them to focus on the mission and to set some objectives. That is a way of using the feedback of the customers and employees. Greenville Utilities also offers a Scholarship Program that is used to inform and get people interested in utilities. The scholarship is for a four-year degree program. It is currently given to one high school senior each year; however, there is consideration being given to ways that will enable Greenville Utilities to touch more people.

Mr. Elks summarized by informing the Council that one of the goals of the Utilities is to educate people about the process. In the past year, there have been 330 students who have toured the water plant and over 500 that have toured the sewer plant. Greenville Utilities is the first and only utility in the United States that is developing underground storage of treated water. They are in the final stages of construction of that project. Also, Greenville Utilities has an agreement with Bethel and Grimesland to treat the wastewater of those towns. Finally, a strategic plan is being developed for automated meter reading, which allows for reading of meters in 6.5 hours instead of 1.5.

Council Member Council informed the Council that the 4-Hers have taken advantage of the services offered by Greenville Utilities. That was something that the late Malcolm Green said that he supported. She stated that she would like to have Mr. Elks' presentation given to some of the youth.

Citizens Advisory Commission on Cable Television

Because the Citizens Advisory Commission on Cable Television did not meet this year, they had no report to give.

Public Transportation and Parking Commission

Due to the fact that the Chairman of the Public Transportation and Parking Commission was ill, the report for that commission was rescheduled until December 6.

Historic Preservation Commission

Mr. Rick Jones, Chairman of the Historic Preservation Commission, stated that the façade and improvement grant program was offered again this year. This program is a one for one grant for businesses in the Uptown area to redo the facades. The program began about 1998 with a total of \$125,000 that has been awarded since then with an accrued value of improvements of about \$677,000. Last month, there was almost \$20,800 of grant funds awarded. The Commission is anticipating a second cycle of awards in January. In anticipation of that, their Design Review Committee has been putting together new criteria of sound objective goals. The Commission is hoping to have that in place by January. Earlier this year, the City received a grant from the Department of Cultural Resources in the amount of \$7,650 to perform an architectural survey in Skinnerville, which is north of Martin Luther King, Jr. Drive. A consultant has been hired to do the survey and they are hoping to have the boundaries done shortly. Once the survey is finished, there is going to be a nomination for a national register for a historic district for Skinnerville. A historic district does not put any restraints on the property owner. It makes the property owners

eligible to take advantage of federal tax credits for rehabilitation of the exterior of their properties. Hopefully, that project will be completed by August 2005.

Mr. Jones stated that every other year the Historic Preservation Commission gives out three awards for historic preservation within the City. The Robert Lee Humber Award is given every other year to a professional and/or an organization that contributes to the historic preservation in Greenville. This year Scott Powers of the Eastern Office of the State Historic Preservation Office at the Humber House won the award. The Sallie Southall Cotten Award is normally given to a woman who has contributed to historic preservation in Greenville, and this year Candace Pearce won that award. The Architectural Award is for a significant restoration of a residential or commercial building by an individual, organization or business, and this year Warner and Amy Wells won that award. While the Commission was in the middle of their awards process, they realized that they didn't have an award for preservation. The awards were all for restoration, renovations, etc. This year they added an additional award for stewardship, which will be given to an individual, organization, or a company for an ongoing commitment to a historic building. So far this year, the Commission has received eight applications for certificates of appropriateness. This is an application that a homeowner gives to the City and it is forwarded to the Commission for an exterior renovation to a home or business in the historic area. They have also received 34 minor work certificates, which are minor things like screening a new HVAC system, etc. Staff usually handles those.

Redevelopment Commission

Mr. Don Edwards, Chairman of the Redevelopment Commission, commended and thanked the following:

- Mayor and City Council for having the vision and foresight to establish the Redevelopment Commission.
- All the citizens of Greenville for passing the bond issues in an overwhelming majority, which is truly a representation of vision and unity.
- The outstanding city staff that works with the Redevelopment Commission including Andy Harris Merrill Flood, Neil Holthouser, Jason Paul, Chris Davis and Gwen Turnage.
- The Commissioners of the Redevelopment Commission including Minnie Anderson, Britt Laughinghouse, Bob Thompson, Kelly Barnhill, Ashley Fenner, and Mary Chatman who have put a lot of time and effort in what could really be a wonderful and great thing for the City of Greenville.

Mr. Edwards stated that the City can't be a great city unless they improve West-Greenville and the downtown areas. Last November the Redevelopment Commission selected Design Strategies, LLC to prepare their redevelopment plan. Mr. Ken Betsch of Design Strategies has done this in consultation with market consultants Hammer, Siler, George and Associates and Harlin Planning Consultants. Mr. Cliff Henry has done a remarkable job with the marketing aspects of this plan and Dail Harlin has done a lot of work and planning for the City of Greenville throughout the years.

Mr. Edwards stated that the Redevelopment Commission kicked off the year with a number of meetings.

- In January, there was a stakeholders meeting which was very well attended.
- In February, there was an input meeting at the Eppes Center in West-Greenville.
- In March, Hammer, Siler, George and Associates conducted a West Greenville Leaders meeting,
- In April, there was a meeting held with both East Carolina University and Greenville Utilities Commission.

Mr. Edwards stated that other meetings have been held in smaller ways throughout the City. For example, their consultants were here not too long ago when the Redevelopment Commission had a meeting with the group that is doing the parking plan for Uptown Greenville. All this time when these meetings are taking place, the Redevelopment Commission is meeting on a monthly basis. All of their meetings have been with emphasis on meeting the goals and objectives of the Redevelopment Commission. The Commission is engaged very heavily in this process. A meeting will be held Tuesday, November 9, from 7:00 to 8:30 p.m., at the Eppes Center to present a draft of the Redevelopment Plan. On Wednesday, November 10, another open house meeting will be held at Sheppard Memorial Library to present the draft of the Redevelopment Plan. They have a wonderful opportunity right now to dramatically improve the City. The Commission is reviewing an in depth marketing plan, implementation plan, and positive economic development in this area. The City has worked hard to get a connector to give a new gateway into the area and has been working diligently with the 45-Block Revitalization Plan. The University is expanding and growing. The Redevelopment Commission is composed of committed citizens to make the community grow better and stronger. The consultants will be here on November 9 from 10:00 to 11:00 a.m. at the City's staff meeting.

RESOLUTION AUTHORIZING OFFER BY PORTSIDE DEVELOPMENT COMPANY, LLC TO PURCHASE THREE CITY-OWNED LOTS IN SECTION TWO OF KINGSBROOK SUBDIVISION – ADOPTED

Mr. Thomas Tysinger, Jr., Director of Public Works, stated that an offer has been received from Portside Development Company to purchase three lots owned by the City located in Section 2 of the Kingsbrook Subdivision. The lots in question, located along the future right-of-way of Brownlea Drive, were deeded to the City several years ago as a surety guarantee for improvements as part of Kingsbrook Subdivision. In that the lots were deeded to the City in fee simple, the property has remained under City ownership and will continue as such until sold. Portside Development Company recently purchased and is prepared to develop an adjacent tract of land known as Fornes Run Subdivision, which involves construction of eight residential lots and 400 feet of Brownlea Drive. Their offer to purchase involves constructing an additional 230 feet of Brownlea Drive at their expense in exchange for the three lots. The street improvements proposed as part of the Fornes Run Subdivision and proposed as part of this offer will extend Brownlea Drive from its current terminus south of Tenth Street for an overall distance of 630 feet. The remaining portion of Brownlea Drive to connect to Fourteenth Street is approximately 750 feet. This portion is currently under design with construction not yet scheduled pending available funds. Brownlea Drive is classified as a minor thoroughfare in the Transportation Plan and will ultimately provide an alternative connection between Greenville Boulevard and Tenth Street. Staff has reviewed this request and estimated value of construction and takes no exceptions with the proposal by Portside Development Company. He asked that the Council consider the offer to purchase City-owned property by Portside Development Company. If

Council determines to proceed with the upset bid process, the resolution will authorize its initiation.

Motion was made by Council Member Little and seconded by Council Member Craft to adopt the resolution authorizing the offer to purchase City-owned property by Portside Development Company, LLC and to authorize the initiation to proceed with the upset bid process. Motion carried unanimously. (Resolution No. 04-52)

RESOLUTION RECOMMENDING ADOPTION OF THE GREENVILLE URBAN AREA METROPOLITAN THOROUGHFARE PLAN - ADOPTED

Mr. Ron Svejksky, Transportation Engineer, stated that staff from local governments, the Metropolitan Planning Organization (MPO), and North Carolina Department of Transportation (NCDOT) jointly developed this thoroughfare plan. Thoroughfare plans in urban areas are now adopted by the MPO and NCDOT. This draft thoroughfare plan was presented this spring when they held five public forums and had a long comment period. The public recommended only a few minor changes, which were incorporated in the plan presented to the City Council tonight. This version being presented tonight is what will be presented to the MPO for adoption at its meeting in December and then on to the NCDOT for adoption early next year. This thoroughfare plan encompasses the Greenville urban area. The Greenville Urban Area MPO was recently expanded due to the results of the 2000 Census. The MPO membership now consists of the City of Greenville, Town of Winterville, Town of Ayden, Village of Simpson, Pitt County, and NCDOT.

Mr. Svejksky stated that the purpose of the Greenville Urban Area Thoroughfare Plan is to identify current and future transportation needs and to provide general recommendations to meet these identified needs. This plan merges four local thoroughfare plans into one urban area plan. Each locality adopted a thoroughfare plan in the early 1990s, and it is now time to update the plan. There are three types of thoroughfares in the plan. The first type is a major thoroughfare and they carry traffic through an urban area. Examples are Greenville Boulevard, Memorial Drive, Allen Road, and Arlington Boulevard. Minor thoroughfares carry traffic from neighborhoods to the major thoroughfares. One example is Brownlea Drive. Other examples are Hooker Road, Moye Boulevard, East First Street, East Fifth Street, Thomas Langston Road, and Thomas Langston Road Extension. The last type of thoroughfares is freeways or expressways, which are highways with controlled access points at interchanges. Examples are US 264 and Southwest Bypass, Northeast Bypass, and the Southeast Bypass.

Mr. Svejksky stated that a thoroughfare plan was developed using a set of guiding principles. They started with the existing plans, built upon these existing plans and then made changes primarily to address the outward growth of the Greenville urban area. An extensive citizen input and public involvement process was utilized. There was a 20-year planning window for this plan. The thoroughfares were looked at from auto, truck, bicycle, pedestrian, and public transportation perspectives. They consider thoroughfares as transportation corridors that serve a variety of modes. They also wanted to be sure that the thoroughfare plan is compatible with the environment, community character, and vision.

Mr. Svejkovsky gave a brief update of some of the major projects in the urban area of interest to the citizens and local officials. The first project is the Southwest Bypass, which is of most people's interest. This project is still in the planning and environmental phase. Alternative alignments are being studied by NCDOT to minimize the impact of the project upon a newly designated Renston Historic District at the same time alternative terminus options are being evaluated to determine which will best meet the present and future needs of Ayden. The latest information from NCDOT is a selection of a preferred alternative that is scheduled for January 2006 with final environmental documents scheduled to be completed in September 2007.

Mr. Svejkovsky stated that Fire Tower Road Widening Project is still in mediation and once the case is resolved, the final designs will be completed and construction will begin afterwards. The City has recently approved a consultant to perform the planning and environmental phase for the Tenth Street Connector Project. The planning and environmental phase of the Evans Street/Old Tar Road Widening Project is expected to begin this year. Funding has not yet been obtained for this project and this is the MPO's top unfunded highway improvement priority project. There are also new projects in the thoroughfare plan. One of the major projects in the urban area is the Eastern Bypass, which provides a freeway around the eastern portion of the urban area. This includes bypasses to the southeast and to the northeast and it also provides a new Tar River crossing east of Greenville. This provides alternative routes to Greenville Boulevard, Tenth Street, and Firetower Road. The thoroughfare plan is being presented to the local planning boards and governing boards. The resolution of support for the thoroughfare program is included in the Council's agenda packages. The MPO is scheduled to adopt the thoroughfare plan in December, with the North Carolina Board of Transportation adoption early next year. Staff believes that this is a good plan based upon excellent input and ideas from the public.

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Council to adopt the resolution endorsing the Greenville Urban Area Thoroughfare Plan. Motion carried unanimously. (Resolution No. 04-53)

CONSIDERATION OF APPLICATION FOR REDESIGNATION OF CERTAIN STATE DEVELOPMENT ZONES - APPROVED

Mr. Flood stated that this is the bi-annual application cycle with the redesignation of the development zones. Unless the General Assembly takes action this year or the following year, this will be the last time that this program will be offered. Staff is hoping that the General Assembly will consider the application because the program has benefited citizens of Pitt County. The program has been designed to provide tax incentives or tax benefits to businesses that either create new jobs or make improvements that result in job training or update of their facilities in areas where there is a population of 20% or greater in the census tracts below or at the poverty rank. The City of Greenville has participated in this program since about 1998. There have been modifications to the program and as a result, the City's boundaries have changed considerably over the years with the programs so that they could reflect and add new areas for tax benefits. The program and designation lasts for a two-year period. Typically, a city would look at its entire population and find the best way to craft and add census tracts so that more businesses and those within the area can benefit from the program. The program is designed to provide tax incentives to a number of businesses in specific categories. The tax break is based upon the tier designation of the County. Greenville/Pitt County is a Tier 4

designation. The Division of Community Assistance (DCA) website indicated that 45 new jobs were created under the program, 392 workers were retrained and over \$17 million in machinery investments were made for a total tax credit of a little over \$1.4 million. Upon the approval of this application, it will be signed and approved by the Division of Community Assistance and the program will be continued for another two years.

Council Member Council stated that now that Amendment One has passed, more jobs will be coming to the State.

Motion was made by Council Member Council and seconded by Council Member Craft to adopt the resolution endorsing the Greenville Urban Area Metropolitan Thoroughfare Plan. Motion carried unanimously. (Contract No. 1368)

RESOLUTION ESTABLISHING A JOINT COMMITTEE TO COORDINATE FUTURE GROWTH OCCURRING BETWEEN GREENVILLE AND WINTERVILLE - ADOPTED

City Manager Bowers stated that appointment of two representatives by the City to serve on the joint committee is scheduled for the next meeting, which will be on November 22. It is being considered tonight by Winterville and will be considered tomorrow night by the Greenville Utilities Commission.

Motion was made by Council Member Little and seconded by Council Member Dunn to adopt the resolution establishing a joint committee to coordinate future growth occurring between Greenville and Winterville. Motion carried unanimously. (Resolution No. 04-54)

CONSIDERATION OF LIFE AND ACCIDENTAL DEATH INSURANCE COVERAGE - APPROVED

City Manager Bowers stated that this is a request to have a change in employee benefits that reflects what a majority of the municipalities carry. This only changes the benefit of those making over \$50,000, as it increases the cap from \$50,000 to \$100,000. There is some IRS legislation that will require that taxes be paid on that over \$50,000.

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Council to authorize life and accidental death insurance maximum coverage to be increased from \$50,000 to \$100,000. Motion carried unanimously.

RESCHEDULING JOINT CITY COUNCIL/TASK FORCE ON THE PRESERVATION OF NEIGHBORHOODS AND HOUSING MEETING FROM DECEMBER 2, 2004, TO DECEMBER 13, 2004 – APPROVED

City Manager Wayne Bowers stated that because Council Members Council and Glover will be attending the National League of Cities conference on December 2, which was the original date scheduled for the joint City Council/Task Force on the Preservation of Neighborhoods and Housing meeting, there is a need to reschedule the meeting from December 2 to December 13 at 6:00 at Sheppard Memorial Library. The City Clerk has polled the Council Members and the Task Force has been polled, and the date works for both of those groups.

Motion was made by Council Member Dunn and seconded by Mayor Pro-Tem Miller to reschedule the joint City Council/Task Force on the Preservation of Neighborhoods and Housing meeting from December 2 to December 13, 2004, at 6:00 p.m. at Sheppard Memorial Library. Motion carried unanimously.

REPORT ON BIDS AWARDED

City Manager Wayne Bowers referred the Council to bids that had been awarded as follows:

Date	Item Description	Awarded To	Amount
10/04/04	Materials and Labor to Paint Stadium	Structural Coatings, Inc.	\$ 21,500.00
***10/31/04	Twelve (12) Ford Crown Victorias	Capital Ford	\$248,617.20

***State Contract Purchase

COMMENTS FROM MAYOR AND CITY COUNCIL MEMBERS

Recognition of Community Appearance Commission Awards

Council Member Craft stated that the October award winners for the Community Appearance Commission are Belle Meade Apartments, Arlington Village Shopping Center and Spring Arbor of Greenville.

Council Member Craft expressed appreciation to the staff, Bond Advocacy Committee, and citizens for a successful bond referendum.

Council Member Little stated that the Police Community Relations Committee will be meeting on Wednesday at 7:00 p.m. at Boyd Lee Park Conference Room, which is in District 5.

Council Member Little stated that on Veterans Day, everyone needs to thank the veterans. He read information about them and thanked all the veterans in the community.

Council Member Glover stated that someone has set up a club in a house. She has talked with the City Attorney and City Manager, and the issue is being looked into. She has been receiving complaints. She asked the citizens concerned about that to continue to call her. The City is working to get things done in the community.

Mayor Pro-Tem Miller thanked the citizens for an outstanding turn-out for voting.

Council Member Council stated that there will be an open house on November 9 from 7:00 to 8:30 regarding the West Greenville Revitalization Plan at the Eppes Center and on November 10 at the same time at Sheppard Memorial Library.

Council Member Council stated that an East Carolina University student designed a sickle cell stamp and it has been approved and is ready for purchase.

Council Member Council stated that the 4-H Club will be meeting this Friday at the library and will be going on a tour of the Water Treatment Plant on the 20th of November. She thanked her fellow Council Members for helping pay for the youth to go to Washington, DC.

Council Member Dunn agreed with the comments that have been made on the bonds. She thanked the employees for what they are doing for the food drive. She explained where the goods can be dropped off and what agencies the food benefits.

CITY MANAGER'S REPORT

City Manager Bowers thanked the Council for the hospitality and help in making his transition smooth. He has completed visits with all departments and has visited almost all of the facilities.

After Action Report on Downtown Halloween Activities

Major Kevin Smeltzer of the Greenville Police Department presented an after action report on Halloween activities to the City Council. He stated that twelve officers were added on Friday. On Saturday, there was an ECU/Army game and the streets had to be closed at 12:30 a.m. On Sunday, there were 140 officers in the downtown and surrounding areas. This was possible because of mutual aid. There was limited access into downtown. The crowd this year appeared to be less violent than in the past. There were 11 arrests made. On Sunday night, there were 10,000 people downtown, and the streets had to be closed and checkpoints created.

Caring Is Sharing Food Drive

City Manager Bowers stated that the City is in the midst of the Caring is Sharing Food Drive. On Wednesday there will be free bus rides for everyone who brings two cans of food, and on Saturday there will be a KidsFest on the Town Commons.

November 22, 2004, City Council Meeting and Bond-Related Actions

City Manager Bowers stated that there is a need for the City Council meeting scheduled for November 22, and that a resolution certifying the election results will need to be adopted.

Status report on the Stantonsburg Road-10th Street Connector project

Mr. Tysinger stated that the Stantonsburg Road/Tenth Street Connector Project Steering Committee's goal is to have the scope and fee for Kimley Horn & Associates' services negotiated and approved by the North Carolina Department of Transportation within the next several weeks. The public involvement process is critical to the success of this project. The City is developing a very involved and open process to ensure all interested citizens have an opportunity to express their views relative to this project. It has been suggested that a Citizen Advisory Committee consisting of approximately eleven persons be formed to offer feedback to the project's Steering Committee. This Citizen Advisory Committee should be made of citizens

living or owning property in and around the project limits. There will be a number of public meetings, newsletters specific to the project, and continuous dialogue with area residents throughout this process. The planning process is expected to take up to 30 months to complete. Actual design of the project will not begin until a preferred alignment has been established and approved by the North Carolina Department of Transportation and Federal Highway Administration. The project is scheduled for the Department of Transportation to begin right-of-way acquisition in FY 2007 and construction in FY 2009. This schedule may be moved up.

ADJOURN

Motion was made by Council Member Dunn and seconded by Council Member Little to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC
City Clerk